

AGENDA



Recommendation for Council Action (Real Estate)

Austin City Council	Item ID:	63900	Agenda Number	28.
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Meeting Date:	November 3, 2016
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Department:	Office of Real Estate Services
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Subject

Authorize negotiation and execution of a 60-month lease renewal for approximately 964 square feet of office space and three boat slips for the Lake Patrol Unit of the Austin Police Department, located at 2215 Westlake Drive, from LAKE AUSTIN MARINA I L.P., a Texas limited partnership, in an amount not to exceed \$226,214 (District 10).

Amount and Source of Funding

Funding in the amount of \$42,859 is available in the Fiscal Year 2016-2017 Operating Budget of the Austin Police Department. Funding for the remaining lease term is contingent upon available funding in future budgets.

Fiscal Note

A fiscal note is not required.

Purchasing Language:	
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Prior Council Action:	May 4, 2006 - Council approved lease renewal and expansion. June 21, 2007 - Council approved lease amendment. October 6, 2011 - Council approved lease renewal.
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For More Information:	Robert Hightower, Austin Police Department, (512) 974-5354; Lauraine Rizer, Office of Real Estate Services, (512) 974-7078; Megan Herron, Office of Real Estate Services, (512) 974-5649.
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Boards and Commission Action:	
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MBE / WBE:	
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Related Items:	
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Additional Backup Information

The Austin Police Department Lake Patrol has occupied space in Lake Austin Marina since 1992. The program is responsible for enforcing state, federal and local laws on three area lakes within the City: Lake Austin, Lady Bird Lake, and Lake Walter E. Long. Officers' duties include answering emergency calls on the lakes, enforcing the Texas Water Safety Act, inspecting boats for safety equipment and investigating boat collisions. Officers patrolling the area lakes utilize seven outboard boats and two personal water crafts. The Unit operates year-round on Lake Austin and seasonally on Lady Bird Lake and Lake Walter E. Long.

The current lease expired September 30, 2016. The lease renewal will include one standard wet slip, two large wet slips and use of one mooring until March 1, 2017, and will then convert to the use of three large wet slips for the remainder of the lease term period. The renewal lease term will expire September 30, 2021. This renewal amount also includes approximately 964 square feet of office space, four parking spaces, and two trailer spaces.

The table below illustrates the annual rental costs for the office, wet slips and projected operating expenses, totaling \$226,214.38.

Lease Term	Annual Office Rent Per SF/YR	Annual Office Term Rent	Estimated Annual Operating Expenses	Annual Electric	Annual Slip Rent	Total Annual Rent: Office + Expenses + Slips
10/01/16 - 09/30/17	\$18.50	\$17,834.00	\$4,675.40	\$2,100.00	\$18,250.00	\$42,859.40
10/01/17 - 09/30/18	\$19.00	\$18,316.00	\$4,820.00	\$2,100.00	\$18,797.50	\$44,033.50
10/01/18 - 09/30/19	\$19.50	\$18,798.00	\$4,964.60	\$2,100.00	\$19,361.43	\$45,224.03
10/01/19 - 09/30/20	\$20.00	\$19,280.00	\$5,109.20	\$2,100.00	\$19,942.27	\$46,431.47
10/01/20 - 09/30/21	\$20.50	\$19,762.00	\$5,263.44	\$2,100.00	\$20,540.54	\$47,665.98
Total Amount						\$226,214.38

The Strategic Facilities Governance Team reviewed and approved this facility request.